

# CHARLES V. WELSH

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October 4, 2005

Mr. John Baty  
Planning, Building, & Code Enforcement  
200 East Santa Clara Street  
San Jose, CA 95113-1905

Dear Mr. Baty,

I have lived in Evergreen for 9 years with my wife and two children. I and my wife, Tamara own and operate the Great Clips for Hair Salon at Evergreen Village Square. That location employs 8 people who also live in our community. We have invested our lives and our savings in building this business in the heart of Evergreen.

Recently, I was deeply troubled to learn of the City and College's proposal to break its commitment regarding the use of land at San Felipe and Yerba Buena. Three years ago, when Tammy and I invested in the more remote Evergreen Village Square, we did so knowing that the City and College had agreed in written documents to never put a major grocer use at this corner. (Attached is a copy of the Vice Chancellor Hill's written assurances to the City.)

Mr. Baty, the merchants at Evergreen Village have laid it all on the line to develop this location. We understood this location was off the beaten path, but we chose to develop businesses there with the College's and the City's clear and written understanding that there would not be a large retail development at San Felipe and Yerba Buena. Yet, inconceivably, this is the very action that is now proposed. Those of us who have relied upon the City general plan's and the College's written assurances will be devastated if another large grocer is allowed in the trade area.

I understand that a study was done that somehow calls for another large grocer and new retail in this trade area. If such a need exists, may I ask you to explain why both Cosentino's and Lunardi's are having such a tough time building a sustainable business in this area? It is widely known that Cosentino's wishes to sell its Evergreen store and Lunardi's development challenges were explained by them at a recent meeting. You may also wish to consider that retail spaces are consistently being converted into office space in Silver Creek Plaza – as retailers find they are being out-competed and move out. I am certainly not an expensive consultant, but as a retailer I can tell you that retailers fleeing or wishing to flee is not an indication of a need for more retail.

May I urgently request that the City and the College honor its commitments to the community – and to those of us who believed in in your word enough to invest our lives and savings? We need a plan for Evergreen that honors your commitment not to place a large grocer at San Felipe and Yerba Buena.

Sincerely,



Charles V. Welsh  
Owner, Great Clips for Hair  
Evergreen Village Square

SAN JOSE/EVERGREEN COMMUNITY COLLEGE DISTRICT

San José City College • Evergreen Valley College

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OCT 28 1996

CITY OF SAN JOSE  
PLANNING DEPARTMENT

Chancellor  
Geraldine A. Evans, Ph.D.

4750 San Felipe Road  
San Jose, CA 95135-1599  
Phone: 408-274-6700

October 23, 1996

Mr. Gary Schoennauer  
Director of Planning  
City of San Jose  
801 North First Street, Room 400  
San Jose, CA 95110

Re: GP 96-8-1

Dear Mr. Schoennauer,

Thank you for meeting with us yesterday to discuss our General Plan Amendment application. The college district wishes to formally modify our General Plan Amendment request to be more responsive to the concerns identified in the staff report and expressed by Councilwoman Woody and the Evergreen community. We are requesting that our proposal-GP 96-8-1 be revised from 16 acres of neighborhood commercial to 6 acres. As indicated at our meeting, the district's intent would be to develop an approximate 60,000 square foot neighborhood retail center, restricting a major anchor to 20,000 square feet.

The proposed amendment addresses the concern regarding the scope and scale of the project and its compatibility with the rural character of the surrounding area. Very importantly, by excluding a full service grocery operation, the revised amendment is intended to complement and not adversely impact the commercial Village Center in the Evergreen planned residential community.

Our intention is to work cooperatively with the City administration, Councilwoman Woody and the community to bring about a land use that will benefit everyone. We appreciate your consideration of our revised amendment.

Sincerely,



Michael Hill  
Vice Chancellor

MH:f  
cc: Councilwoman Alice Woody

Governing Board

Richard Hobbs • George Melendez • Richard K. Tanaka • Ken Yeager